



Town of Mashpee

16 Great Neck Road North
Mashpee, Massachusetts 02649

BOARD OF HEALTH – PUBLIC SESSION

Minutes of the Meeting of February 18, 2016

Board Members Present:

Kalliope Egloff, Co-Chair
Lucy Burton, Clerk

Member Absent:

Burton Kaplan, Chairman

Also Present:

Glen Harrington, Health Agent

Co-Chair Kalliope Egloff called the meeting to order at 7:00 PM.

NEW BUSINESS

1. **Sign Expense Warrants.** The Board members signed the expense warrants.

2. **Review/Approve BOH Public Session Minutes: February 4, 2016.**

Lucy Burton made a motion that the Board of Health approve the Public Session minutes of February 4, 2016, as amended. Kalliope Egloff seconded the motion. The motion was unanimously approved.

3. **Request for 2016 Bodywork Practitioner License: Kelly Tammaro.**

The Board of Health and Glen Harrington agreed that Kelly Tammaro is highly qualified and will be an asset to the bodywork facility, Lyme Awareness of Cape Cod.

Lucy Burton made a motion that the Board of Health approve the 2016 Bodywork Practitioner Permit for Kelly Tammaro with the fee waived. Kalliope Egloff seconded the motion. The motion was unanimously approved.

4. **Emergency Condemnation: 243 Cotuit Road.**

Glen Harrington stated that the tenant and her three children moved out of the dwelling located at 243 Cotuit Road. Mr. Harrington spoke to the attorney representing the owner and was informed that the tenant had not paid rent or utilities for quite some time. The hot water heater was inoperative and is the owner's responsibility to repair. Veronica Warden, Assistant Health Agent, inspected the dwelling and discovered that the chimney is leaking and the outside concrete block walls are cracked. There is a large amount of trash outside the dwelling. The smoke detectors and carbon monoxide detectors are not functioning. Ms. Warden declared the dwelling unfit for habitation and issued an emergency condemnation.

Lucy Burton made a motion that the Board of Health confirm the property located at 243 Cotuit Road was unfit for habitation and the emergency condemnation was warranted. Kalliope Egloff seconded the motion. The motion was unanimously approved.

OLD BUSINESS

1. **Housing Compliance Update: 394 Cotuit Road.**

Discussion on the housing compliance update of 394 Cotuit Road was inadvertently omitted.

2. **Update on Failed Septic System: 87 Lighthouse Lane.**

Glen Harrington remarked that the contract to install the septic system at 87 Lighthouse Lane needs to be signed by the owners. Mr. Harrington will contact Mr. and Mrs. Rivers to obtain their signatures.

3. **Housing Update: P-103 Deer Crossing, Shellback Way.**

Glen Harrington stated that the final inspection at P-103 Deer Crossing, Shellback Way is scheduled for Friday, February 19, 2016. Mr. Harrington will take pictures of the unit and provide the Board of Health with before and after photographs.

4. P-103 Deer Crossing Change Order.

Glen Harrington commented that Cape Cod Builders is requesting a Change Order to the original contract amount. The additional amount requested is \$4,380. Mr. Harrington stated that according to the contract there were not to be any additions to the agreement.

Mr. Harrington and the Board of Health discussed the request dated February 8, 2016, for the Change Order:

1. The actual cost of labor on the Change Order totals \$7,755.60. Of this amount the contractor is only requesting \$3,500.00. Mr. Harrington is willing to agree to 40 hours of lost time, not 120 hours.
2. The contractor provided their own heat source during painting. The contractor originally stated that they were using a one coat paint. Mr. Harrington does not feel that two coats were applied.
3. The entrance of other parties changed the scope of the work by making the clutter worse. More furniture was broken, all of the beds were flipped over, the closets were trashed, and the refrigerator was stolen. In Mr. Harrington's opinion the broken furniture was less for the contractors to clean; therefore, less labor was required.
4. This item indicates the replacement of the appliances. The replacement of the appliances was covered in the specifications with the exception of the refrigerator that was taken while the unit was condemned. The smoke detector replacement was part of the scope of work which is to keep the unit compliant with the sanitary code.
5. This item refers to no hot water. Mr. Harrington feels that Item #1 covers this section.

The contract agreed upon was \$39,323.00. The locksmith's fee was \$130, the plumber charged \$130 to repair the hot water heater, \$532.19 for the electric bill, \$272.57 for the gas company, \$50.58 for the water bill for a total of \$40,438 which leaves a balance of \$4,562 from the \$45,000 that was appropriated. If the owner should take action against the Town of Mashpee, some funds will be needed for legal defense.

Discussion of the Change Order will be continued to the next Board of Health meeting scheduled on March 3, 2016.

ADDITIONAL TOPICS

None.

DISCUSSION

1. Meeting Update – Mashpee Cares Committee Meeting: Glen Harrington.

Glen Harrington remarked that the next Mashpee Cares Committee Meeting is scheduled for February 23, 2016, and he will provide an update to Board of Health at the next scheduled meeting on March 3, 2016.

NEXT MEETING

The next meeting of the Board of Health is scheduled for Thursday, March 3, 2016, at 7:00 PM. As there was no further business, Lucy Burton made a motion to adjourn the Public Session Meeting of the Board of Health at 7:45 PM. Kalliope Egloff seconded the motion. The motion was unanimously approved.

Respectfully submitted,

Frances Boulos
Administrative Assistant
Mashpee Board of Health

attachments